

ANNUAL REPORT 2011



Caritas  
Communities

It's not about the buildings.  
It's about the people in them.



*“Caritas is an organization of real estate professionals offering a real estate solution to the housing challenges faced by working poor and homeless individuals.”*

## DEAR FRIENDS:

For 26 years Caritas Communities has improved the lives of thousands of Boston’s low income men and women by providing decent, safe and affordable housing. Through our efforts and your generous support, Caritas’ residents feel the dignity and pride of returning “home” after a hard day’s work.

We look back at 2011 with satisfaction knowing we have continued to uphold Caritas Communities’ mission to service individuals with income at or below the poverty line, who contribute to the Boston community –every day. Our residents work behind the scenes in hospitals, restaurants, hotels; they drive taxis and serve us coffee. Quietly but consistently, Caritas’ residents provide the support these businesses need to function.

Celebrated Highlights of 2011:

- Largest initiative to date! Caritas Communities renovated and preserved the “Central House,” the biggest lodging house for men in Cambridge, providing 128 rooms at the YMCA in Central Square.
- We welcomed 40 new residents in Caritas homes through the “Housing First” program sponsored by a grant from the Massachusetts Housing and Shelter Alliance.
- Caritas Communities was awarded \$65,000 in funding for improving energy efficiency and reducing energy consumption through the LEAN Energy program sponsored by local utility companies.

Looking ahead, 2012 is off to a strong start. Soon, renovations will begin on another significant Caritas’ property—The Connie Worcester House, located at 186 Marlborough Street. This 16 unit home holds the unique distinction of being the only licensed lodging house in the Back Bay with a permanent commitment to affordability. We remain loyal to the Caritas model of providing sustainable, well built and maintained properties to help alleviate homelessness in our communities.

Much has been accomplished this past year and for their contributions, we want to acknowledge and thank outgoing board members, Carl Flumerfelt, Peter McGowan, Mike Mullins, and Mary Lou Walker Seitz. Your commitment and service to Caritas has touched many lives.

We would also like to extend our appreciation to the businesses, agencies, foundations and individuals who support Caritas Communities. Our success is your success, and we thank you for your generosity and continued support.

A handwritten signature in black ink, appearing to read 'Frank M. Capezera'.

Frank M. Capezera, Esq.  
Chair

A handwritten signature in black ink, appearing to read 'Mark Winkeller'.

Mark Winkeller, Ph.D.  
Executive Director

## 2011 FINANCIALS

INCOME	2011	EXPENSES	2011
Property-related Revenue	\$5,411,652	Property Operating Expenses	\$4,824,216
Fundraising Events	283,465	Fundraising Expenses	250,545
Foundation/Corporate Grants	327,632	Administrative Expenses	745,424
Other Revenue	52,271	Depreciation and Other Expenses	1,533,968
<b>Total Income</b>	<b>\$6,075,020</b>	<b>Total Expenses</b>	<b>\$7,354,153</b>

### Mortgage Lenders and Tax Credit Investors

Bank of Canton  
 Bedford Housing Trust  
 Boston Housing Authority  
 Boston Department of Neighborhood Development  
 Boston Neighborhood Housing Trust  
 Brookline Bank  
 Cambridge Savings Bank  
 Citizens Bank of Massachusetts  
 Community Economic Development Assistance Corporation  
 Eagle Bank  
 John Hancock Realty Advisors  
 Massachusetts Affordable Housing Trust Fund

Massachusetts Department of Housing and Community Development  
 MassDevelopment  
 Massachusetts Housing Investment Corporation  
 Massachusetts Housing Partnership  
 City of New Bedford  
 North Suburban Consortium  
 People's United Bank  
 RBC Tax Credit Equity LLC  
 StonehamBank  
 The Property and Casualty Initiative  
 City of Quincy  
 The Savings Bank  
 Town of Brookline



In 1985, P. Leo Corcoran, a partner in the real estate firm John M. Corcoran & Company, founded Caritas Communities, a nonprofit, nonsectarian organization. Concerned about the rising number of homeless people, including working people unable to afford decent housing, Mr. Corcoran and the original board of directors adopted the lodging house model as an efficient and affordable means of providing quality accommodations at an affordable rent.

From the beginning, Caritas has focused its efforts on preventing homelessness and stabilizing neighborhoods by providing affordable housing for the working poor. Starting with an 11 room property in Dorchester twenty-six years ago, we now own 29 buildings throughout Greater Boston with 891 rooms.



## SHARING THOUGHTS ABOUT **CARITAS COMMUNITIES**

Carlos moved into a Caritas Communities' house in August of 2011 through hopeFound, our partner in housing homeless men and women. 39 years old, he had a history of drug use and homelessness. In fact, he came to us directly from a shelter. Since living in the house, he has remained clean and sober and has thrown himself into a job search. He is hoping for a job offer soon, perhaps in a warehouse.

Caritas Property Manager

"It is really refreshing to work with a property manager like Caritas who understands the need for program-based housing and demonstrates that we can provide clean, safe, above-par facilities to those who often get overlooked in the normal rental markets."

Douglas Tetrault, Program Manager,  
Massachusetts Housing and  
Shelter Alliance

"Three years ago I was 37, sleeping on a friend's couch in Malden. I was working at one of those "big box" stores, but didn't make enough money to rent an apartment. Another friend told me about a new rooming house opening in Melrose and I applied. I was thrilled to be selected for a \$129 a week room.

After a year there I signed up for Caritas Communities' Site Manager Training. Several months later when there was a site manager opening in a nearby Caritas rooming house, I moved to that house. With the Site Manager's compensation program and my current job, cleaning 30 hours a week at the "Y", I can make ends meet. As a Site Manager I meet the people who come in thinking we're going to be like all the other rooming houses. Then they see that our houses are so much nicer."

Site Manager

### **Our Residents**

- Our average resident is 50 years old with an age range from 22 to 82 years.
- The average income of our residents is \$20,863.
- Men make up 78% of our residents, women 22%.
- 52% of our residents are white, 34% African American and 11% Latino.
- Our residents are employed primarily in the service related/food/retail sectors with many employed as cooks, security guards and cleaners.
- Over 20% of our residents have been homeless and many were at risk of homelessness before moving into a Caritas rooming house.

## Rooming Houses

### Arlington

Fessenden Road-15 rooms  
Russell Terrace-20 rooms

### Bedford

Bedford Veterans Quarters-60 rooms

### Boston: Allston/Fenway/Back Bay

Commonwealth Avenue-61 rooms  
Cortes Street-48 rooms  
Marlborough Street-16 rooms  
Westland Avenue-63 rooms

### Boston: Dorchester

Beale Street-11 rooms  
Centre Street-11 rooms  
Centre Street-12 rooms  
Church Street-12 rooms (*master lease*)  
Sydney Street-12 rooms

### Boston: Roxbury

Mt. Pleasant Avenue-20 rooms  
Dudley Street-68 rooms  
East Lenox Street-26 rooms  
Alaska Street-17 rooms

### Braintree

Holbrook Avenue-21 rooms

### Brookline

Beacon Street-15 rooms

### Cambridge

Central House-128 rooms

### Chelsea

Eastern Avenue-21 rooms

### Everett

Hancock Street-35 rooms  
Norwood Street-29 rooms

### Medford

Ashland Street-16 rooms

### Melrose

Vine Street-14 rooms

### New Bedford

Sean Brooke House-19 apts

### Quincy

Mechanic Street-12 rooms  
Spear Street-22 rooms

### Salem

Lafayette Street-61 rooms

### Wakefield

Water Street-26 rooms

## Potential Acquisitions 2012

South Boston Police Station,  
Veterans Housing  
(*Project funding awarded*)

## Completed Developments

*Boston/Dorchester*  
Dorchester Avenue-12 rooms

## BOARD OF DIRECTORS

### FOUNDER

P. Leo Corcoran

### BOARD

Frank M. Capezzera, Esq. Chair  
Maura E. Murphy, Esq., Clerk  
Kevin Byrne  
Leo J. Corcoran  
James Coughlin  
David Greenblatt  
Jason Korb  
Gina Martinez  
Bill McLaughlin  
Janet Meaney  
Robert Maulden  
Kevin O'Flaherty  
Matthew Osborne  
Gordon Pulsifer  
Diane Rubin, Esq.  
Jon Rudzinski

### BRAINTREE STAFF

Mark J. Winkeller, PhD  
Executive Director  
Edward Harrington  
Chief Financial Officer  
Jonathan Wright  
Director of Real Estate Development  
Thomas Nee  
Director of Property Management  
Anne Dooley  
Marketing Director  
Anita Hoyt Sherman  
Property Manager  
Joseph Jackson  
Property Manager  
Robert Van Stratton  
Property Manager  
Brendan Mansfield  
Property Manager  
Carol Allen  
Housing Manager  
Clare Freeman  
Financial Manager

Sarah Ciriello  
Office Manager

Sonja Berg  
Accountant

Sharon Williams  
Accountant

Mischelle Allen  
Accountants Receivable Clerk

Grace Kibbee  
Resident Certification Specialist

Damien Yee  
Property Management Assistant

Ra-Shad Perry  
Assistant

### SITE STAFF

#### SENIOR SITE MANAGERS

Maurice Bowen  
Larry Nickels  
H. Jack Peckham  
Wilson Tejada

#### SITE MANAGERS

James Avery  
William Brodbine  
Joslynn Crutchfield  
Mike Curley  
Richard Foster  
Maurice Holley  
Terrance Jordan  
Louis King  
John Laronda  
Kevin Maxwell  
Ra-Shad Perry  
Kathleen Rafferty  
Fred Reynolds  
Andrew Rotch  
Gwendolyn Smith  
Bob Sowersby  
Solomon Staley  
Timothy Welch  
Damien Yee

In Remembrance:  
Patrick Kiersey  
Senior Site Manager



# Caritas Communities

25 Braintree Hill Office Park, Suite 206  
Braintree, MA 02184

T: 781.843.1242

F: 781.356.1770

[www.caritascommunities.org](http://www.caritascommunities.org)

All photos unless otherwise noted—© Greig Cranna  
Photo of Chair/Executive Director—file  
Design by—Gioiosa Design [www.gioiosadesign.com](http://www.gioiosadesign.com)